

LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes January 19, 2016

Town Council Conference Room, Second Floor
Southampton Town Hall, 116 Hampton Road, Southampton

Board Members Present: Sally Spanburgh, Stephanie Davis, Sheila Comparetto, Ed Wesnofske, Bill Heine, Susan Sherry Clark, Janice Jay Young

Absent: Nancy Mullan, Sarah Pleat

Liaisons: David Wilcox, Director of Planning; Janet Johnson, Administrative Support

Guests:

- Glenn Steigelman & Heide Joe – Owners, 14 Old Scallop Pond Rd, North Sea
- Eric Brown and Andrew Goldsteen – Attorney, 106 Newtown Rd, Hampton Bays
- Julie Burmeister – Bridgehampton CAC

MEETING AGENDA

Meeting called to order at 7:01 pm.

The November 2015 and December 2015 minutes were approved with minor revisions.

DEMOLITION PERMIT APPLICATIONS

14 Old Scallop Pond Rd, North Sea – Members Clark and Comparetto compiled a draft report with photos and circulated it to board members before the meeting. Member Spanburgh described the garage and noted that the property was listed in the 2014 Historic Resource Survey. Guest Heide Joe noted that they would reuse as much salvageable historic fabric as possible, including the side, multi-light window. The LHDB reached consensus not to object to the application.

106 Newtown Road, Hampton Bays – Member Spanburgh circulated a draft report with photos and circulated it to board members before the meeting. The subject home was built by William W. Jackson for Mr. & Mrs. Robert J. Hearne in 1904 as part of the South Bar community. The house was altered and changed which did affect its integrity to some degree. The property is listed in the Town's 2014 Historic Resource Survey. Guest Eric Brown noted that the owners wanted to move the house back from the bluff and do not care for the existing architectural style of the house. The LHDB reached consensus to object to the demolition and recommends renovating and enlarging the home over total demolition.

56 Tanners Neck Lane, Westhampton – Member Davis circulated a draft property narrative to board members prior to the meeting. She noted there was a brick foundation with a circular cellar under the structure. The home is in poor condition. The LHDB reached consensus not to object and recommends salvaging the original doors.

CONSTRUCTION PERMIT APPLICATIONS

28 Hildreth Ave, Bridgehampton – Member Spanburgh compiled a brief draft report and noted the house was built in 1927 with a lot of alterations since then. It is listed in the Town's 2014

Historic Resources Survey. The work is to be added onto the rear of the home and will not be visible from the front or public view. The LHDB reached consensus not to object to the application.

50 Canoe Place Road, Hampton Bays – Member Spanburgh circulated a brief draft report at the meeting. The home's main volume appears to date to the mid to late 1800s. The LHDB reached consensus not to object to the application.

31 Station Road, Westhampton – Member Heine circulated a draft report before the meeting. He described the house to be in three sections, one of which may have been a chicken coop or shed. The windows have been replaced. The deck is being removed and the roof will be raised. The inside materials are new. The LHDB reached consensus not to object to the application.

14 Oak Road, Noyac – Member Spanburgh circulated a 1930s aerial – the subject structure is not present. It is also not included in the Town's 2014 Historic Resources Survey. It is a 1930s summer bungalow/camp that has modified and changed over the years. Its immediate neighborhood is full of original summer bungalows and the potential for a thematic historic district exists. The proposed second story addition, while having a pleasant scale, will remove its bungalow character. However, the property, individually, does not appear to be landmark eligible. Therefore, the LHDB reached consensus not to object to the application.

1 Walnut Avenue, East Quogue – Member Davis circulated a draft property narrative to board members before the meeting. The property is overgrown. The house to the south is historic. The property is not listed in the Town's 2014 Historic Resources Survey but is listed in the East Quogue Hamlet Heritage Area Report (EQ HHAR). The LHDB discussed options for the location of the proposed solar panels. While nationally accepted standards indicate that a publicly visible roof is not the best place for solar panels on historic structures, because this building does not appear to be landmark eligible, the LHDB reached consensus not to object to the application.

1 Sheppard Street, Quogue - Member Davis circulated a draft property narrative to board members prior to the meeting. The property contains historic fabric while changes have also been made. The proposed work will remove existing historic fabric. The LHDB reached consensus not to object to the application but recommends retaining original interior material for reasons pertaining to integrity.

1 East Pond Lane, Eastport – Member Heine circulated a draft report to board members prior to the meeting and noted that it is not listed in the Town's 2014 Historic Resources Survey. The front portion of house appears to have been built in 1911; an addition appears to have been built in 1976. Windows have all been replaced and work has been done without permits. The LHDB reached consensus not to object to the application.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS – None at this time.

REFERRALS

392 Mill Road, Westhampton (Pre-application from Planning Board) – Member Davis circulated a draft report prior to board members prior to the meeting. She noted that all three structures are in poor condition. The floors are buckled and walls have rot and water damage. The structure does not appear to have any historic value and is not listed in any historic reports. The LHDB does not have any concerns. No LHDB demolition review is required.

PENDING LANDMARK APPLICATIONS

1. Hattie J. Halsey Tenant Farmhouse, 533 David Whites Lane, North Sea – Public Hearing is scheduled for Tuesday March 22, 2016.

2. Goodwill AME Zion Church, 110 Flanders Road, Riverside – The property was designated as a landmark on Tuesday January 12, 2016.

3. North Sea Schoolhouse, 130 Noyac Road, North Sea – Public Hearing is scheduled for Tuesday January 26, 2016 at 6:00 pm.

4. Samuel B. Squires Residence, 576 Head of Pond Road, Water Mill – Member Spanburgh motioned to recommend this property for landmark designation. Member Wesnofske seconded the motion. All LHDB members present voted in favor of recommending the designation to the Town Board.

5. Howell Residence, 628 Ocean Road, Bridgehampton – The designation materials are in progress.

OTHER MATTERS

1. Demolition and Construction List Update – Member Clark distributed updated lists to date to board members and noted if any members see corrections needed to please let her know.

2. Town's 375th Anniversary Documentary Update –Member Pleat has finished the DVDs and will distribute to board members for review.

3. ZBA/PB/ARB/CB Pending Applications – 392 Mill Rd, Westhampton – discussed above. The Stachecki barn at 740 County Rd 39A is proposed to be demolished and replaced with a new structure.

4. Tupper Boathouse, NS Update – No news.

5. Update of LHDB Web Pages and ST Historic Resources Map – The map is up to date. Forthcoming revisions include recent additions, such as the AME Zion Church Landmark and the Quogue Village National Register Historic District.

6. Update re code changes re LHDB (Section 123-9) – No news. This item will be removed from the agenda.

7. Landmarks Maintenance Award Program – Member Spanburgh motioned to adopt the resolution for Landmark Maintenance Awards to given to the applicants listed below. Member Wesnofske seconded the motion and all LHDB members present voted in favor.

- The Shinnecock Hills Train Station & Post Office, 100 Hill Station Road, Shinnecock Hills: \$5,000.00 for window restoration/repair work.

- The Benjamin Foster Residence, 84 Montauk Hwy, Water Mill: \$15,000.00 for shingle siding repair work.

8. Ellis Squires Sr. House – Member Pleat will take on this task once her work with the 375th documentary is complete.

9. 2015 LHDB Year End Report – Member Wesnofske compiled a draft report and circulated it to LHDB members for input.

NEW BUSINESS

1. Member Spanburgh will be representing the LHDB in a preservation presentation with the Peconic Land Trust called “Save Your House” in Southampton Village on April 1st, 2016 at the Southampton Historical Museum, and in Sag Harbor Village on April 7th, 2016 at the Unitarian Universalist Church.

PASSED REFERRALS

1. 17 Lockwood Ave, Bridgehampton

Meeting Adjourned at 9:03 pm.

NEXT MEETING: February 23, 2016 at 7:00 pm.

Submitted by Janet Johnson; edited by Sally Spanburgh.